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BEACON ST, ARLINGTON

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ASR Map:

Fact Dist:

VERIFICATION OF VISIT NOT DATA

____/____/____

102 Condo

CND

Condominium CARD ARLINGTON												Total Card / Total Parcel																			
Map	Block	Lot													APPRAISED: /																
PROPERTY LOCATION												USE VALUE: /																			
No	Alt No	Direction/Street/City		IN PROCESS APPRAISAL SUMMARY												ASSESSED: /															
76				Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description				User Acct																	
OWNERSHIP												102 0.000 712,000				712,000								GIS Ref							
Owner 1: [Unit #:]																								GIS Ref							
Owner 2: CRINITI MILENA																								Insp Date							
Owner 3:																															
Street 1: 76 BEACON ST UNIT 76A												Total Card 0.000 712,000				712,000				Entered Lot Size											
Street 2:												Total Parcel 0.000 712,000				712,000				Total Land:											
Twn/City: ARLINGTON												Source: Market Adj Cost				Total Value per SQ unit /Card: 404.32				/Parcel: 404.3				Land Unit Type:							
St/Prov: MA Cntry: Own Occ: Y																															
Postal: 02474 Type:																															
PREVIOUS OWNER												PREVIOUS ASSESSMENT				Parcel ID 044.A-0006-0076.A								USER DEFINED							
Owner 1: BUEHLER YU CHING -												Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes				Date	Prior Id #1: 31548					
Owner 2: BUEHLER MARKUS J -												2020	102	FV	699,600	0	.	.	699,600	699,600	Year End Roll				12/18/2019						
Street 1: 76A BEACON ST												2019	102	FV	683,000	0	.	.	683,000	683,000	Year End Roll				1/3/2019						
Twn/City: ARLINGTON												2018	102	FV	622,400	0	.	.	622,400	622,400	Year End Roll				12/20/2017						
St/Prov: MA Cntry:												2017	102	FV	559,200	0	.	.	559,200	559,200	Year End Roll				1/3/2017						
Postal: 02474												2016	102	FV	559,200	0	.	.	559,200	559,200	Year End				1/4/2016						
												2015	102	FV	536,300	0	.	.	536,300	536,300	Year End Roll				12/11/2014						
												2014	102	FV	510,800	0	.	.	510,800	510,800	Year End Roll				12/16/2013						
												2013	102	FV	510,800	0	.	.	510,800	510,800	Year End				12/13/2012						
NARRATIVE DESCRIPTION												SALES INFORMATION				TAX DISTRICT				PAT ACCT.				PRINT							
This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2006, having primarily Vinyl Exterior and 1761 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.												Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				Date	Time					
												BUEHLER YU CHIN	57772-428		11/1/2011		549,000	No	No						12/11/20	05:14:16					
												CARNEY JOHN,	49028-104		2/23/2007		499,900	No	No												
OTHER ASSESSMENTS																															
Code	Descrip/No		Amount	Com. Int																											
PROPERTY FACTORS												BUILDING PERMITS				ACTIVITY INFORMATION				Reval Dist:											
Item	Code	Description	%	Item	Code	Description	Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name	Year:											
Z	R2	TWO FAMIL	100	water												4/10/2018	Measured	DGM	D Mann	LandReason:											
o				Sewer												2/1/2012	MLS	EMK	Ellen K	BldReason:											
n				Electri												12/4/2008	MLS	MM	Mary M	CivilDistrict:											
Census: Exempt																	2/4/2008	External Ins	BR	B Rossignol	Ratio:										
Flood Haz:																	12/12/2006	Inspected	BR	B Rossignol											
D				Topo	1	Level																									
s				Street																											
t				Gas:																											
LAND SECTION (First 7 lines only)																				Sign: [Signature]											
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes				
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7904													G9							
Total AC/HA: 0.00000				Total SF/SM: 0				Parcel LUC:				Prime NB Desc:				Total:				Spl Credit				Total:							
Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.																								Database: AssessPro - FY2021 apro 2021							



